



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

December 16, 2008

Bruce W. McClendon FAICP
Director of Planning

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**HEARING ON AMENDMENT TO COUNTY CODE (TITLE 22 -- PLANNING
AND ZONING) TO AMEND THE LA CRESCENTA-MONTROSE COMMUNITY
STANDARDS DISTRICT
(FIFTH SUPERVISORIAL DISTRICT) (3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD, AFTER THE PUBLIC HEARING:

1. Consider the attached Negative Declaration together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration.
2. Approve the recommendation of the Regional Planning Commission to amend the La Crescenta-Montrose Community Standards District to establish new development and design standards for the Foothill Boulevard corridor, as reflected in the draft ordinance.
3. Instruct County Counsel to prepare an ordinance amending the La Crescenta-Montrose Community Standards District as recommended by the Regional Planning Commission.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Section 22.44.090 of the County Code provides for the establishment of Community Standards Districts (CSD's) "to provide a means of implementing special development standards contained in adopted neighborhood, community, area, specific and local coastal plans within the unincorporated areas of Los Angeles County, or to provide a

means of addressing special problems which are unique to certain geographic areas within the unincorporated areas of Los Angeles County.”

The La Crescenta-Montrose CSD was established on January 30, 2007 and contains development and design standards for multi-family uses in the R-3 (Limited Multiple Residence) Zone. The proposed CSD amendment would add development and design standards for the Foothill Boulevard corridor. The purpose of these standards is to establish a cohesive identity for the corridor through comprehensive site planning and design practices that acknowledge the unique character of the surrounding community.

The Crescenta Valley Town Council, an elected body that serves in an advisory capacity to Supervisor Michael D. Antonovich, initiated the formation of the Foothill Design Committee to respond to citizens’ concerns over the current appearance of the Foothill Boulevard corridor. For several years, the Committee worked with local residents, property owners, and staff from the Department of Regional Planning to draft a CSD amendment that reflects the desire of the La Crescenta-Montrose community to institute development and design standards for future development projects along the corridor. These standards regulate all aspects of project design, from site layout to building materials to landscaping and signage, and generally far more specific and restrictive than the County Code provisions currently in place.

Los Angeles County General Plan policies encourage guidelines governing the scale and design of new development on a community-by-community basis. The proposed CSD amendment is therefore consistent with the General Plan.

On August 20, 2008, the Regional Planning Commission considered the CSD amendment in a public hearing and recommended that it be adopted by your Board.

IMPLEMENTATION OF COUNTYWIDE STRATEGIC PLAN GOALS

The proposed CSD amendment promotes Goal 1 of the County’s Strategic Plan pertaining to “Service Excellence” through the development of clear and reasonable development and design standards, demonstrating that the Department of Regional Planning is responsive to citizens’ concerns and willing to work with community groups, residents, and property owners to address such concerns.

FISCAL IMPACT

Implementation of the proposed CSD amendment will not result in any loss of revenue to the County or in significant new costs to the Department of Regional Planning or other County departments. Adoption of this CSD amendment will not result in the need for additional departmental staffing.

FINANCING

The proposed CSD amendment will not result in additional net County costs and therefore a request for funding is not being made at this time.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed CSD amendment includes public input received during a community meeting held in La Crescenta-Montrose on November 13, 2007. Additionally, staff held several meetings with the Foothill Design Committee to receive additional input.

The Regional Planning Commission conducted a public hearing regarding the proposed CSD amendment on August 20, 2008. The Commission heard testimony from three individuals in support of the proposal.

A public hearing is required pursuant to Section 22.16.200 of the County Code and Section 65856 of the Government Code. Required notice must be given pursuant to the procedures and requirements set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Sections 6061, 65090, and 65856 of the Government Code relating to notice of public hearing.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the proposed CSD amendment will not significantly impact County services.

NEGATIVE DECLARATION/ENVIRONMENTAL IMPACTS

The attached Initial Study shows that there is no substantial evidence, in light of the whole record before your Board, that the adoption of the proposed CSD amendment will have a significant effect on the environment. Therefore a Negative Declaration was prepared in accordance with Section 15070 of the California Environmental Quality Act guidelines. Copies of the proposed Negative Declaration were transmitted to the County Clerk and La Canada-Flintridge Library for public review. In addition, public notice was published in one newspaper of general circulation pursuant to Public Resources Code Section 21092. One comment was received during the public review period.

Based on the attached Negative Declaration, adoption of the proposed CSD amendment will not have a significant effect on the environment.

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING



Bruce W. McClendon, FAICP
Director of Planning

BWM:RCH:MWG

Attachments:

1. Project Summary
2. Summary of Regional Planning Commission Proceedings
3. Resolution of the Regional Planning Commission
4. Recommended Ordinance for Board Adoption
5. Environmental Document
6. Legal Notice of Board Hearing
7. List of Persons to be Notified

c: Chief Executive Officer
County Counsel
Executive Officer, Board of Supervisors
Auditor-Controller
Director, Department of Public Works
Assessor

Attachment 1: Project Summary

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

PROJECT SUMMARY

PROJECT DESCRIPTION: Proposed amendment to Title 22 (Planning and Zoning) to amend the La Crescenta-Montrose Community Standards District (CSD) to establish Area-Specific Standards for the Foothill Boulevard corridor

REQUEST: Adoption of the proposed amendment to Title 22; Advance Planning Case No. 200800002

LOCATION: La Crescenta-Montrose

APPLICANT OR SOURCE: Regional Planning Commission directive

STAFF CONTACT: Mr. Mitch Glaser at (213) 974-6476

RPC HEARING DATE: August 20, 2008

RPC RECOMMENDATION: Board public hearing to consider adoption of the proposed amendment

MEMBERS VOTING AYE: Commissioners Bellamy, Helsley, Mødugno, Rew, and Valadez

MEMBERS VOTING NAY: None

MEMBERS ABSENT: None

MEMBERS ABSTAINING: None

KEY ISSUES: Residents of La Crescenta-Montrose are concerned about the appearance of the Foothill Boulevard corridor. The purpose of the CSD amendment is to address these concerns by establishing a cohesive identity for the corridor through comprehensive site planning and design practices.

The CSD amendment establishes standards for setbacks, building height, building design, landscaping, and signage that are generally far more specific and restrictive than the current standards in place. The CSD amendment requires that plans be

prepared and certified by a licensed architect and landscape architect and that any subsequent construction be reviewed and certified by a licensed architect.

MAJOR POINTS FOR:

The CSD amendment addresses community concerns about the appearance of the Foothill Boulevard corridor and will ensure that future development projects are well designed.

MAJOR POINTS AGAINST:

None

Attachment 2: Summary of Regional Planning Commission Proceedings

**REGIONAL PLANNING COMMISSION
SUMMARY OF PUBLIC HEARING PROCEEDINGS**

**PROPOSED AMENDMENT TO COUNTY CODE TITLE 22 (PLANNING AND
ZONING) TO AMEND THE LA CRESCENTA-MONTROSE COMMUNITY
STANDARDS DISTRICT (CSD)**

August 20, 2008

The Commission conducted a public hearing to consider the proposed amendment to Title 22 to amend the La Crescenta-Montrose Community Standards District (CSD) to establish Area-Specific Standards for the Foothill Boulevard corridor. The CSD amendment was initiated by a Regional Planning Commission motion on October 10, 2007.

Staff made a presentation concerning the proposed CSD amendment. Staff stated that the elected Crescenta Valley Town Council had formed the Foothill Design Committee, a group of volunteers with expertise in architecture and urban design, to address citizens' concerns over the appearance of the Foothill Boulevard corridor. Staff acknowledged that the Committee had developed design standards that were the foundation of the proposed CSD amendment. Staff stated that the purpose of the proposed CSD amendment was to establish a cohesive identity for the corridor through comprehensive site planning and design practices that acknowledge the unique character of the surrounding community. Staff elaborated on the collaborative process undertaken with the Committee, local residents and property owners, and representatives from the Land Use Regulation Division of the Department of Regional Planning and from the Building and Safety Division of the Department of Public Works.

The Commission recognized the need for additional development standards for the Foothill Boulevard corridor and commended the Foothill Design Committee's efforts. The Commission accepted a revision presented by staff and requested that the modification procedure be revised to eliminate the requirement that an application be denied if a certain number of protest letters were received.

Three members of the public, including one elected member of the Crescenta Valley Town Council, spoke in support of the proposed CSD amendment.

The Commission closed the public hearing and approved the proposed amendment. Commissioners Bellamy, Helsley, Modugno, Rew, and Valadez voted aye. Staff was then instructed to transmit the item to the Board of Supervisors for consideration in a public hearing.

Attachment 3: Resolution of the Regional Planning Commission

**RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has reviewed the matter of an amendment to Title 22 (Zoning Ordinance) of the Los Angeles County Code related to an amendment to the La Crescenta-Montrose Community Standards District (CSD); and

WHEREAS, the Regional Planning Commission finds as follows:

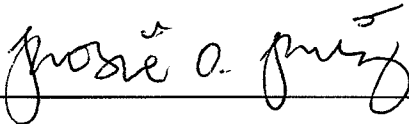
1. The unincorporated community of La Crescenta-Montrose is part of the Fifth Supervisorial District. The area is located within the Crescenta Valley, at the foothills of the San Gabriel Mountains, and is bounded on the north by the Angeles National Forest, on the west and south by the City of Glendale, and on the east by the City of La Canada-Flintridge.
2. In January 2007 the Foothill Design Committee of the Crescenta Valley Town Council submitted design standards for the Foothill Boulevard corridor within La Crescenta-Montrose and requested that staff prepare an ordinance.
3. In October 2007 the Regional Planning Commission initiated a hearing on an ordinance amending the La Crescenta-Montrose Community Standards District that would include design standards for the Foothill Boulevard corridor within La Crescenta-Montrose.
4. The proposed ordinance amending the La Crescenta-Montrose Community Standards District is intended to establish a cohesive identity for the Foothill Boulevard corridor within La Crescenta-Montrose through comprehensive site planning and design practices that acknowledge the unique character of the surrounding community.
5. In compliance with the California Environmental Quality Act, an Initial Study was prepared for the project that demonstrates that this regulatory action will not have a significant effect on the environment. Based on the Initial Study, Department of Regional Planning staff has prepared a related Negative Declaration for this project.

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends that the Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider the proposed amendment to Title 22 (Zoning Ordinance) of the Los Angeles County Code related to an amendment to the La Crescenta-Montrose Community Standards District;

2. Certify completion of and approve the attached Negative Declaration and find that the amendment of the La Crescenta-Montrose Community Standards District will not have a significant effect on the environment; and
3. Adopt the attached ordinance amending the La Crescenta-Montrose Community Standards District and determine that it is compatible with and supportive of the goals and policies of the Los Angeles County General Plan.

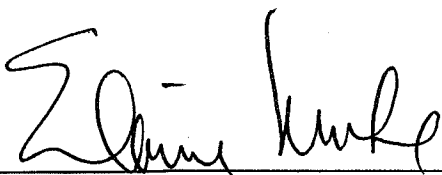
I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on August 20, 2008.

By 

Rosie O. Ruiz, Secretary
Regional Planning Commission
County of Los Angeles

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By 

**Attachment 4: Recommended Ordinance for Board
Adoption**

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning – of the Los Angeles County Code related to the addition of area-specific development standards to the La Crescenta-Montrose Community Standards District.

The Board of Supervisors of the County of Los Angeles hereby ordains as follows:

SECTION 1. Section 22.44.139 is amended as follows:

22.44.139 La Crescenta-Montrose Community Standards District.

A. Purpose. The La Crescenta-Montrose Community Standards District (“CSD”) is established to ensure that new multi-family buildings are designed to be compatible with the character of existing residential neighborhoods; and to improve the appearance of the Foothill Boulevard commercial corridor through the thoughtful design of pedestrian-friendly structures integrated with extensive landscaping.

...

~~C. Exemptions. This CSD shall not apply to development proposals which are the subject of applications for the following types of permits or approvals:~~

~~1. Buildings or building additions for which a valid building permit was issued prior to March 7, 2006, provided that such building permit has not expired prior to the effective date of the ordinance creating this CSD;~~

~~2. Buildings or building additions located on a primary or secondary highway and for which a complete application for a director’s review was submitted prior to March 7, 2006, provided that such director’s review has not expired prior to the effective date of the ordinance creating this CSD;~~

~~3. General plan amendments and area plan amendments for which a complete application was submitted to the director prior to March 7, 2006;~~

~~4. Tentative tract maps and parcel maps for which completed applications were submitted to the director prior to March 7, 2006, provided that such tentative maps have not expired;~~

~~5. Tentative tract maps and parcel maps concerning buildings or building additions on a primary or secondary highway for which a complete application for a director's review was submitted prior to March 7, 2006, provided that such director's review has not expired prior to the effective date of the ordinance creating this GSD;~~

~~6. Zone changes for which a complete application was submitted to the director prior to March 7, 2006;~~

~~7. Zoning conformance reviews for which a complete application was submitted to the director prior to March 7, 2006; and~~

~~8. Buildings or building additions for which a conditional use permit was approved pursuant to Interim Urgency Ordinance No. 2006-0015U, as said ordinance was extended.~~

DC. Community-wide Development Standards. (Reserved).

ED. Zone-specific Development Standards.

1. Applicability. These zone-specific development standards shall not apply to development proposals for which a conditional use permit was approved pursuant to Interim Urgency Ordinance No. 2006-0015U, as said ordinance was extended.

42. Zone R-3.

...

23. Other Zones. (Reserved).

FE. Area-specific Development Standards. (Reserved).

1. Definitions. The following definitions shall apply in Area 1, Area 2, and Area 3:

a. Earth tone colors. Earth tone colors are defined as colors that draw from a palette of browns, tans, grays, greens, and reds, and are muted and flat in an emulation of the natural colors found in dirt and rocks.

b. (Reserved).

2. Applicability, Review, and Certification. The following standards of applicability, review, and certification shall apply in Area 1, Area 2, and Area 3:

a. Applicability. These area-specific standards shall apply to development proposals that involve one or more of the activities listed in the chart below, except for development proposals that were submitted to the department of regional planning and/or the department of public works prior to the effective date of the ordinance creating these area-specific development standards:

Activity	Applicable Standards		
	Area 1	Area 2	Area 3
New land use	Subsection E.3.c (Apartment Houses)	Subsection E.4.c (Apartment Houses)	Subsection E.5.c (Apartment Houses)
	Subsection E.3.d (Zone-specific Use Standards)	Section E.4.d (Zone-specific Use Standards)	Subsection E.5.d (Zone-specific Use Standards)
New structure	Subsection E.3.e (Lot Coverage)	Subsection E.4.e (Lot Coverage)	Subsection E.5.e (Lot Coverage)
	Subsection E.3.f (Required Yards)	Subsection E.4.f (Required Yards)	Subsection E.5.f (Required Yards)
	Subsection E.3.g	Subsection E.4.g	Subsection E.5.g

	(Structure Height) Subsection E.3.h (Structure Design)	(Structure Height) Subsection E.4.h (Structure Design)	(Structure Height) Subsection E.5.h (Structure Design)
New addition to existing structure	Subsection E.3.e (Lot Coverage)	Subsection E.3.e (Lot Coverage)	Subsection E.3.e (Lot Coverage)
	Subsection E.3.f (Required Yards)	Subsection E.4.f (Required Yards)	Subsection E.5.f (Required Yards)
	Subsection E.3.g (Structure Height)	Subsection E.4.g (Structure Height)	Subsection E.5.g (Structure Height)
	Subsections E.3.h.iii through E.3.h.xiii (Structure Design)	Subsection E.4.h.ii (Structure Design)	Subsection E.5.h.ii (Structure Design)
New alteration to the exterior of existing structure that requires permits from the department of public works	Subsections E.3.h.iii through E.3.h.xiii (Structure Design) as they apply to the new alteration being proposed	Subsection E.4.h.ii (Structure Design) as it applies to the new alteration being proposed	Subsection E.5.h.ii (Structure Design) as it applies to the new alteration being proposed
New parking lot	Subsection E.3.i (Parking Lot Design)	Subsection E.4.i (Parking Lot Design)	Subsection E.5.i (Parking Lot Design)
New addition to existing parking lot	Subsection E.3.i (Parking Lot Design)	Subsection E.4.i (Parking Lot Design)	Subsection E.5.i (Parking Lot Design)
Replacement of existing parking lot	Subsection E.3.i (Parking Lot Design)	Subsection E.4.i (Parking Lot Design)	Subsection E.5.i (Parking Lot Design)
Installation of new landscaping	Subsection E.3.j (Landscaping)	Subsection E.4.j (Landscaping)	Subsection E.5.j (Landscaping)
Replacement of existing landscaping	Subsection E.3.j (Landscaping)	Subsection E.4.j (Landscaping)	Subsection E.5.j (Landscaping)
New wall or fence	Subsection E.3.k (Walls and Fences)	Subsection E.4.k (Walls and Fences)	Subsection E.5.k (Walls and Fences)
New addition to existing wall or fence	Subsection E.3.k (Walls and Fences)	Subsection E.4.k (Walls and Fences)	Subsection E.5.k (Walls and Fences)
Replacement of existing wall or fence	Subsection E.3.k (Walls and Fences)	Subsection E.4.k (Walls and Fences)	Subsection E.5.k (Walls and Fences)
New sign	Subsection E.3.l (Signs)	Subsection E.4.l (Signs)	Subsection E.5.l (Signs)
Enlargement or alteration of existing sign	Subsection E.3.l (Signs)	Subsection E.4.l (Signs)	Subsection E.5.l (Signs)
Replacement of	Subsection E.3.l	Subsection E.4.l	Subsection E.5.l

existing sign	(Signs)	(Signs)	(Signs)
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b. Review.

i. Development proposals subject to these area-specific standards shall require director's review and approval, pursuant to Part 12 of Chapter 22.56, unless a different approval is required by this Title 22.

ii. Applications for approval shall include all information necessary to evaluate compliance with these area-specific standards, as determined by the Director, including but not limited to site plans, floor plans, elevation plans, and landscaping plans, in addition to all other information required by this Title 22.

iii. Site plans, floor plans, and elevation plans shall be prepared by an architect licensed by the State of California. On each plan, the architect shall affix his or her name, license number, signature, and a statement made under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure that such plan complies with the requirements of these area-specific standards and all other applicable provisions of this Title 22.

iv. Landscaping plans shall be prepared by a landscape architect licensed by the State of California. On each plan, the landscape architect shall affix his or her name, license number, signature, and a statement made under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure that such plan complies with the requirements of these area-specific standards and all other applicable provisions of this Title 22.

v. If an application includes landscaping plans, the application shall also include a covenant and agreement, recorded in the office of the

county recorder, that all landscaping will be installed and maintained in compliance with the approved landscaping plans, these area-specific standards, and all other applicable provisions of this Title 22.

c. Certification. Prior to each inspection required by Sections 108.4.2, 108.4.3, 108.4.4, and 108.4.6 of Title 26, an architect licensed by the State of California shall submit a statement to the department of regional planning, made under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure, that all construction to be inspected complies with all approved plans, these area-specific standards, and all other applicable provisions of this Title 22.

3. Area 1 – Foothill Boulevard West Town Area.

a. Purpose. The Foothill Boulevard West Town Area is established to improve the appearance of the Foothill Boulevard commercial corridor through the thoughtful design of pedestrian-friendly structures integrated with extensive landscaping and to provide buffering from adjacent residential uses.

b. Description of Area. The boundaries of this area are shown on the map following this section.

c. Apartment Houses. In approving a conditional use permit for an apartment house, the regional planning commission or hearing officer shall make the following findings in addition to those required by Section 22.56.090:

i. That the inclusion of commercial uses into the proposed project, including but not limited to joint live and work units, is infeasible due to access, lot size and/or dimensions, and/or economic constraints substantiated by a market analysis; and

ii. That the proposed project substantially complies with these area-specific standards and that approval of such project will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD, as provided in subsection A.

d. Zone-specific Use Standards.

i. Zone C-1. In addition to the uses listed in Section 22.28.110, the following uses shall require a conditional use permit pursuant to Part 1 of Chapter 22.56:

(1) Drive-through facilities, either attached to a structure or detached in a separate structure.

(2) Sales.

-- Automobile sales, sale of new motor vehicles, and including incidental repair and washing subject to provisions of subsection B of Section 22.28.090.

(3) Services.

-- Automobile repair and parts installation incidental to automobile supply stores.

-- Automobile service stations, including incidental repair, washing, and rental of utility trailers subject to the provisions of subsection B of Section 22.28.090.

-- Churches, temples, or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

-- Communications equipment buildings.

-- Parking lots and parking buildings.

except where accessory to a structure on the same lot or parcel of land.

-- Schools through grade 12, accredited,

including appurtenant facilities, which offer instruction required to be taught in the public schools by the state of California, in which no pupil is physically restrained.

-- Schools, business and professional,

including art, barber, beauty, dance, drama and music, including trade schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.

(4) Recreation and Amusement.

-- Athletic fields, excluding stadiums.

-- Golf courses, including the customary

clubhouse and appurtenant facilities.

-- Swimming pools.

ii. Zone C-3. In addition to the uses in Section

22.28.210, the following uses shall require a conditional use permit pursuant to Part 1 of Chapter 22.56:

(1) Drive-through facilities, either attached to a

structure or detached in a separate structure.

(2) Sales.

-- Automobile sales, sale of new and used

motor vehicles.

-- Boat and other marine sales.

-- Pet stores.

(3) Services.

-- Automobile battery service.

-- Automobile brake repair shops.

-- Automobile muffler shops.

-- Automobile radiator shops.

-- Automobile rental and leasing agencies.

-- Automobile repair and parts installation,

incidental to automobile supply stores.

-- Automobile repair garages.

-- Automobile service stations.

-- Boat rentals.

-- Car washes, automatic, coin-operated

and hand wash.

-- Churches, temples or other places used

exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

-- Colleges and universities, including

appurtenant facilities, giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency.

-- Communication equipment buildings.

-- Community centers.

-- Electrical distribution substations

including microwave facilities.

-- Gas metering and control stations,

public utility.

-- Libraries.

-- Microwave stations.

-- Parking lots and parking buildings,

except where accessory to a structure on the same lot or parcel of land.

-- Post offices.

-- Recreational vehicle rentals.

-- Schools, through grade 12, accredited,

including appurtenant facilities which offer instruction required to be taught in the public schools by the state of California, in which no pupil is physically restrained.

-- Schools, business and professional,

including art, barber, beauty, dance, drama and music, including trade schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.

-- Tool rentals, box and utility only.

-- Trailer rentals, box and utility only.

-- Truck rentals.

-- Veterinary clinics, small animals.

(3) Recreation and Amusement.

-- Athletic fields, including stadiums.

-- Golf courses, including the customary clubhouse and appurtenant facilities.

-- Recreation clubs, commercial, including tennis, polo, swimming and similar outdoor recreational activities, together with appurtenant clubhouse.

-- Swimming pools.

-- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts.

e. Lot Coverage. Structures shall not occupy more than eighty 85 percent of the net area of a lot or parcel of land.

f. Required Yards.

i. Front and Corner Side Yards.

(1) Each lot or parcel of land shall have a front yard of at least 20 feet in depth and a corner side yard of at least 10 feet in depth.

(2) At least 25 percent of the area of each required front or corner side yard shall be landscaped and such landscaping shall comply with subsection E.3.j.

(3) The following uses are permitted in required front and corner side yards:

(a) Driveways, subject to the limitations of subsection E.3.i.i;

(b) Outdoor dining;

(c) Street furniture; and

(d) Pedestrian circulation areas, subject to the limitations of subsection E.3.h.viii.

(4) Each required front or side yard shall be landscaped in areas where none of the uses in subsection E.3.f.i.(3) are maintained and such landscaping shall comply with subsection E.3.j.

ii. Rear Yards.

(1) If a lot or parcel of land adjoins a residential zone at its rear lot line, such lot or parcel of land shall have a rear yard of at least five feet in depth.

(2) Required rear yards shall be landscaped to provide shielding for the adjoining residential zone and such landscaping shall comply with subsection E.3.j and the following requirements:

(a) If a lot or parcel of land is 60 feet or less in width at its rear lot line, at least two 24 inch box trees shall be planted, and such trees shall be planted 27 feet apart; and

(b) If a lot or parcel of land is more than 60 feet in width at its rear lot line, a 24 inch box tree shall be planted at the midpoint of the width of such lot, as measured at its rear lot line, and additional 24 inch box trees shall be planted at intervals of 27 feet, as measured from the midpoint of the width of such lot at its rear lot line.

g. Structure Height.

i. If a lot or parcel of land does not adjoin a residential zone at its rear lot line, the maximum structure height, including roof forms, shall be 35 feet, as measured before any fill is placed;

ii. If a lot or parcel of land adjoins a residential zone at its rear lot line, the maximum structure height, including roof forms, shall be established as follows:

(1) If the adjoining lot or parcel of land in a residential zone has a lower elevation, the maximum structure height, including roof forms, shall be established as a 45 degree projection measured from six feet above the grade of the rear lot line before any fill is placed; and

(2) If the adjoining lot or parcel of land in a residential zone has a higher elevation, the maximum structure height, including roof forms, shall be established as a 45 degree projection measured from the grade of the rear lot line before any fill is placed.

h. Structure Design.

i. Design Features. New structures shall include at least five of the following design features, and all such features shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii:

(1) Arcading;

(2) Arches;

(3) Awnings;

(4) Balconies;

(5) Bay windows;

(6) Colonnades;

(7) Courtyards;

(8) Decorative exterior stairs;

(9) Decorative grilles;

(10) Decorative iron fences;

(11) Masonry benches;

(12) Outdoor dining;

(13) Pergolas and trellises;

(14) Plazas;

(15) Recessed upper floor loggias or pergolas;

(16) Tile or masonry fountains; and

(17) Tiled bulkheads.

ii. Structure Frontage.

(1) If a new structure adjoins one public street or one yard required by subsection E.3.f that adjoins a public street, at least 50 percent of the ground floor structure frontage adjoining such street or yard shall be dedicated to commercial uses.

(2) If a new structure adjoins multiple public streets and/or multiple yards required by subsection E.3.f that adjoin public streets:

(a). At least 50 of the longest ground floor structure frontage adjoining a street or yard shall be dedicated to commercial uses; and

(b). At least 33 percent of the other ground floor structure frontages adjoining a street or yard shall be dedicated to commercial uses.

(3) At least 60 percent of all ground floor structure frontages adjoining a public street, or a yard required by subsection E.3.f that adjoins a public street, shall be articulated through the use of recessed windows and entries, display windows, contrasting wall treatments, offset surfaces, differentiated piers and columns, awnings, landscaping, or outdoor seating.

(4). At least 50 percent of all structure frontages above the ground floor that adjoin a public street, or a yard required by subsection E.3.f that adjoins a public street, shall be articulated through the use of recessed windows, balconies, contrasting wall treatments, offset surfaces, differentiated piers and columns, or awnings.

iii. Architectural Style. Structures shall be designed in compliance with one of the following architectural styles, defined herein and further explained in the "Foothill Boulevard Design Guidelines," a separate document maintained by the department of regional planning:

(1) Victorian. For the purposes of this subsection, Victorian architectural style is defined as: employing prototypes from Medieval architecture using multi-textured or multi-colored walls; strongly asymmetrical facades; steeply pitched or mansard roofs with towers and turrets; extravagant use of complex shapes and elaborate detailing adapted from medieval, classical, or native precedents; and clapboard or shingle with stucco wall covering.

(2) Arts and Crafts. For the purposes of this subsection, Arts and Crafts architectural style is defined as: employing low-pitched gable roofs with wide unenclosed eave overhangs; roof rafters that are usually exposed and often extend past roofing; decorative beams or bracing that are commonly added under gables; porches of either full or partial width with a roof supported by tapered square columns or groups of beam columns; pedestals generally massive in proportion that often extend to ground level and are natural stone, brick, or stucco; and brick, stucco, clapboard, or shingle with stone wainscoting wall covering.

(3) Mission. For the purposes of this subsection, Mission architectural style is defined as: employing a mission shaped dormer or roof parapet on a main roof or porch roof; wide overhanging eaves that are typically open; porch roofs supported by large square piers typically arched above them; and smooth or heavily roughed wall stucco wall covering. Mission architectural style may include mission-like bell towers, quatrefoil windows, and limited decorative detailing, such as patterned tiles or carved stonework.

(4) Prairie. For the purposes of this subsection, Prairie architectural style is defined as: employing a low-pitched roof that is primarily hipped and has widely overhanging eaves; single story wings or porches; eaves, cornices, and facade detailing that emphasize the horizontal line, often with massive square porch supports; trim emphasizing the upper part of the upper story; and wall covering consisting of contrasting materials such as brick or stucco, possibly horizontal board and batten.

(5) Spanish. For the purposes of this subsection, Spanish architectural style is defined as: employing prototypes from Spanish architecture in Europe and the Americas and/or prototypes from California mission and rancho architecture; a low-pitched roof with little or no eave overhang, unless it employs wide, encircling verandas; one or more arches placed above door or principal window or beneath roof porch; an asymmetrical façade; rich details drawing from Moorish, Byzantine, Gothic, or Renaissance inspiration, such as large, exposed timber accents, mission-tile roof covering, decorative columns, pilasters, stonework, patterned tiles, wrought iron grilles, balconies, courtyards, fountains, arcaded walkways, and round or square towers; and smooth stucco wall covering.

(6) Foothill Eclectic. For the purposes of this subsection, Foothill Eclectic architectural style is defined as: employing prototypes from indigenous architecture in the foothill escarpment of the San Gabriel Mountains, bounded by the communities of Sunland and Tujunga on the west and the communities of Claremont and Upland to the east, such as Bolton Hall and McGroarty Art Center in Tujunga and St. Luke's of the Mountains Church in La Crescenta; and local materials, with a predominant use of the naturally occurring eroded granite stones of the alluvial fans that these communities sit upon commonly known as "river rock."

iv. Roof Design. Roofs shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii and shall also comply with the following standards:

(1) Roofs and roof forms shall be employed on at least three of the four sides of a structure; and

(2) Roof materials shall consist of real or faux clay tile, real or faux slate, faux wood shake, dimensional asphalt shingle, or standing seam metal.

v. Roof Projections.

(1) Roof projections, including but not limited to towers and parapets, shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii.

(2) Roof projections, including but not limited to towers and parapets, shall not occupy more than 15 percent of the total roof area and shall not be designed to be habitable.

(3) Roof projections, including but not limited to towers and parapets, shall not extend more than 10 feet above the required structure height established by subsection E.3.g.

vi. Mechanical Equipment.

(1) Roof Mounted Equipment.

(a) Roof mounted equipment shall be screened from view on all four its sides by roof forms and/or architectural screening that is consistent with the chosen architectural style, as defined in subsection E.3.h.iii.

(b) Roof mounted equipment shall not occupy more than 15 percent of the total roof area.

(c) Roof mounted equipment shall not exceed eight feet in height, as measured from the roof.

(d) Roof mounted equipment shall be set back from the nearest roof edge by at least one foot for each foot in height measured from the roof.

(2) Mechanical equipment attached to the ground floor of a structure, including but not limited to individual air conditioning units, shall be screened or enclosed through use of landscaping compliant with subsection E.3.j or use of walls or fences compliant with subsection E.3.k.

vii. Exterior Lighting.

(1) Each exterior lighting fixture shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii.

(2) Each exterior lighting fixture shall not blink, flash, or exceed 250 watts and shall be directed away from adjacent public right-of-ways and residential zones.

viii. Pedestrian Circulation Areas. Pedestrian circulation areas appurtenant to structures shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii, and shall employ the following materials: brick, interlocking paving stones, or paver tiles.

ix. Pedestrian Entrances and Walk-Up Facilities.

(1) If a structure adjoins a public street, pedestrian entrances shall be set back at least three feet from such street.

(2) If a structure adjoins a public street, walk-up facilities lacking pedestrian entrances shall be set back at least six feet from such street.

x. Windows.

(1) All ground floor structure frontages adjoining a public street, or a yard required by subsection E.3.f that adjoins a public street, shall include windows.

(2) Windows shall be designed so that storage areas within a structure are not visible and shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii.

(3) Tinted glass may be employed in a window on the ground floor of a structure, provided that it is used as an architectural accent and does not exceed 30 percent of the surface area of a window.

(4) Tinted glass may be employed in a window above the ground floor of a structure.

(5) At least 50 percent of the surface area of a window shall be broken into panes, each of which shall not exceed six square feet in surface area, unless non-mullioned structural glass is employed.

(6) Railings and grilles of a decorative nature may be installed on the exterior or interior of a window on the ground floor of a structure, provided that such railing and grilles do not exceed six feet in height and that at least 75 percent of the exterior surface area of each railing or grille is open to perpendicular view.

(7) Roll-up security gates and grilles shall not be installed on the exterior of any window.

xi. Awnings.

(1) Awnings on new structures shall be designed to coordinate with the elements of ground level floor structure articulation required by subsection E.3.h.ii, such as individual windows and bays, and any awnings shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii.

(2) An open framework may be permitted beneath awnings.

(3) Multiple awnings belonging to a single commercial business shall be the same color and style.

(4) Awnings shall not employ glossy material or be internally lit.

(5) If the director determines that any awning on a lot or parcel of land is not maintained in good repair, the owner of such lot or parcel of land shall remove such awning within 30 days of receipt of notification from the director or his designee. For the purposes of this subsection, good repair shall be defined as not torn, ripped, or faded to a different color.

xii. Wall Finishes.

(1) Exterior wall finishes shall be applied on all sides of a structure and shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii.

(2) Exterior wall finishes shall employ the following materials: brick, shingles, lap siding, stucco, naturally occurring "river rock," and stone veneers.

(3) Split face concrete may be employed as a wainscoting or accent element in exterior wall finishes, provided that such concrete does not exceed 25 percent of the surface area of exterior wall finishes on the ground floor of a structure and is painted in earth tone colors, as defined in subsection E.1.a.

(4) Exterior wall finishes may employ the following design elements: rough textured wood beams, headers, trim, siding, pre-cast headers, lentils, casements, cornices, and trim.

xiii. Color. Earth tone colors, as defined in subsection E.1.a, shall be used as base colors on structures, with bright, non-pastel colors generally providing accent.

i. Parking Lot Design. The requirements of Section 22.52.1060 shall apply except where modified herein:

i. Driveways.

(1) Driveways between a public street and a parking lot and/or parking structure shall not exceed 20 feet in width.

(2) Only one driveway shall be provided to each public street adjoining a lot or parcel of land.

(3) The director may modify the requirements of this subsection, in consultation with the fire department and the department of public works, if he finds that such modifications are necessary for public health and safety by providing necessary fire department access or resolving potential traffic circulation problems on public streets. Such modifications are exempt from subsection G.

ii. Setbacks.

(1) If a parking lot or parking structure adjoins a public street, such parking lot or parking structure shall be set back at least seven feet from such public street unless a greater distance is required by subsection E.3.f.

(2) The area between a parking lot or parking structure and an adjoining public street shall be landscaped and such landscaping shall comply with subsection E.3.j.

iii. Fences and Walls.

(1) Where a fence or wall is required by this subsection or by Section 22.52.1060, such fence or wall shall comply with the requirements of subsection E.3.k.

(2) If a parking lot adjoins a public street, a solid fence or wall between 30 and 42 inches in height, set back at least seven feet from such public street, shall be required. The director may allow substitution of a landscaped berm in place of a solid fence or wall if he finds that such substitution results in a superior project design.

iv. Landscaping. Parking lot landscaping shall comply with subsection E.3.j and the following requirements:

(1) One 24 inch box tree shall be required for each four parking spaces and such trees shall be distributed throughout the parking lot. To the maximum extent feasible, each required tree shall be located so as to provide shading for four parking spaces upon maturity.

(2) A landscaped area with a lateral dimension of at least three feet shall be provided where the end of a row of parking spaces adjoins an internal driveway and one 24 inch box tree shall be planted within such area.

(3) All portions of a parking lot not used for vehicle parking or maneuvering, or for the movement of pedestrians to and from vehicles, shall be landscaped.

(4) The director may modify the requirements of this subsection when 20 or fewer parking spaces are provided on a lot or parcel of land if he finds that these requirements are infeasible due to the lot size and/or dimensions and that the modified requirements provide sufficient landscaping. Such modifications are exempt from subsection G.

v. Pedestrian Circulation Areas.

(1) Pedestrian circulation areas within parking lots shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii, of the nearest structure on the same lot or parcel of land.

(2) Pedestrian circulation areas within parking lots shall employ the following materials: brick, interlocking paving stones, or paver tiles.

vi. Lighting.

(1) Each parking lot lighting fixture shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii, of the nearest structure on the same lot or parcel of land.

(2) Each parking lot lighting fixture shall not exceed 250 watts and shall be directed away from adjacent public right-of-ways and residential zones.

j. Landscaping.

i. General Requirements.

(1) At least 15 percent of the net area of a lot or parcel of land shall contain landscaping planted in the ground.

(2) Landscaped areas, except incidental areas adjacent to fences, walls, and side and rear lot lines, shall have a minimum lateral dimension of three feet.

(3) Landscaping shall be used to screen site utilities, including but not limited to trash dumpsters, electrical vaults, and mechanical equipment.

(4) Landscaping shall be used to provide shade for pedestrian-oriented areas, including but not limited to outdoor dining, walkways, and plazas.

(5) Water features, including but not limited to fountains, shall use re-circulating water systems.

ii. Plant Materials.

(1) Plants shall be grouped in hydrozones, as required by Section 22.52.2230.

(2) Drought tolerant plants shall be provided in accordance with Section 22.52.2230.

(3) Trees shall be at least 24 inch box size and shall be supported with appropriate staking and guy wires.

(4) Shrubs.

(a) Shrubs shall be at least five gallon size.

(b) When planted to serve as a hedge or screen, shrubs shall be planted between two and four feet apart.

(5) Groundcover.

(a) Groundcover plants shall be planted between six and eight inches apart.

(b) Shrubs of one gallon or smaller in size may be used as groundcover, provided that they are planted between eighteen and twenty-four inches apart.

(6) Turf grass shall be prohibited on any portion of a lot or parcel of land with a slope of 15 percent or greater.

iii. Existing Mature Trees. The following provisions shall not apply to oak trees, which are subject to the requirements of Part 16 of Chapter 22.56.

(1) For the purposes of this subsection, existing mature trees are defined as those trees that are at least eight inches in diameter as measured four and a half feet above mean grade.

(2) Existing mature trees shall be preserved and integrated into required landscaping, either in their current location or another location

on the same lot or parcel of land, provided that such trees are moved in accordance with State of California Arboricultural practices.

iv. Maintenance.

(1) Landscaped areas shall be maintained with regular pruning, weeding, fertilizing, liter removal, and replacement of plants as necessary.

(2) Landscaped areas shall be maintained with a permanent automatic irrigation system that meets the following requirements:

(a) The system shall consist of low volume sprinkler heads, drip emitters, and bubbler heads and shall include automatic controllers that are set to water between 7:00 p.m. and 7:00 a.m.

(b) The system shall be designed in coordination with the hydrozones established in subsection E.3.j.ii.(1).

(c) The system shall be designed to avoid runoff onto non-irrigated areas and to avoid the watering of structures, pedestrian areas, and public right-of-ways.

k. Walls and Fences.

i. Retaining Walls.

(1) Retaining walls shall be constructed of masonry split-face block, stone, stucco, or brick, and shall be painted with earth tone colors, as defined in subsection E.1.a.

(2) Retaining walls that adjoin or are adjacent to the front lot line shall comply with the following standards:

(a) Retaining walls shall be constructed in increments of four or fewer feet.

(b) Each increment of a retaining wall shall be set back from adjoining increments by at least two feet and the area between each increment shall be landscaped in compliance with the requirements of subsection E.3.i.

(3) Retaining walls that adjoin or are adjacent to the rear lot line shall comply with the following standards:

(a) If a retaining wall exceeds eight feet in height as measured from finished grade, the portion of such retaining wall above eight feet in height shall be constructed in increments of four or fewer feet.

(b) Each increment of a portion of a retaining wall above eight feet in height shall be set back from adjoining increments by at least two feet and the area between each increment shall be landscaped in compliance with the requirements of subsection E.3.i.

(4) Retaining walls that employ crib wall construction are not required to meet the requirements of this subsection, provided that such retaining walls are landscaped in compliance with the requirements of subsection E.3.i.

ii. Other Walls and Fences.

(1) General Requirements.

(a) Walls and fences shall not exceed a height of six feet, as measured from finished grade.

(b) Walls and fences shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii, of the nearest structure on the same lot or parcel of land.

(c) Signs, barbed wire, or razor wire shall not be affixed to walls or fences.

(2) Walls.

(a) Walls shall be constructed of masonry and faced with the following materials: brick, stucco, split-faced concrete block with a masonry cap, manufactured veneer stones, or naturally occurring "river rock."

(b) Walls shall be painted with earth tone colors as defined in subsection E.1.a.

(3) Fences.

(a) Fences shall be constructed of the following materials: wood with a wood cap or decorative wrought iron, provided that such wrought iron does not terminate at the top of the fence in curves.

(b). Chain link fences are permitted only when used for construction sites or for special events authorized by a temporary use permit pursuant to Part 14 of Chapter 22.56.

I. Signs. The requirements of Part 10 of Chapter 22.52 shall apply except where modified herein:

i. Non-Conforming Signs.

(1) An existing sign that was legally established and does not conform to the provisions of these area-specific standards shall be

removed within 10 years of the effective date of the ordinance creating these area-specific standards, as provided in Section 22.56.1540.A.2.

(2) An existing sign that was legally established and does not conform to the provisions of these area-specific standards shall not be enlarged or altered unless such enlargement or alteration is in compliance with this subsection E.3.i.

ii. General Requirements.

(1) A sign shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii, of the structure onto which it is affixed.

(2) A sign shall employ earth tone colors, as defined in subsection E.1.a.

(3) Letters on a sign shall not exceed 18 inches in height.

(4) A sign shall have margins of at least 15 percent of the length of the copy on such sign.

(5) If a sign has two or more rows of copy, each row shall be separated by at least three-quarters of an inch.

(6) A sign that is internally illuminated or employs exposed neon shall be placed at least seven feet above finished grade.

(7) The use of exposed neon shall be limited to script, pictorial graphics, and animation, provided that such animation is limited to intervals of five or more seconds.

iii. Wall Business Signs.

(1) Area Permitted.

(a) Each ground floor business

establishment adjoining or oriented to one public street or highway shall be permitted a maximum of one square foot of wall business sign area for each one linear foot of building frontage, not to exceed 40 square feet of wall business sign area, provided that:

(i) Each wall business sign does not

exceed 25 square feet in area; and

(ii) All wall business signs placed 12

or more feet above finished grade do not cumulatively contain more than 35 percent of permitted wall business sign area.

(b) If a ground floor business establishment

adjoins or is oriented to two public streets or highways, an additional wall business sign not to exceed 15 square feet in area shall be permitted on the side of such business establishment with the least building frontage.

(c) If a ground floor business establishment

adjoins or is oriented to an alley or parking lot at its side or rear, an additional wall business sign not to exceed 10 square feet in area shall be permitted on the side of such business establishment that adjoins or is oriented to such alley or parking lot.

(2) Height Permitted. A wall business sign shall

not extend above a parapet wall or more than two feet above an eave.

iv. Awning Business Signs.

(1) Area Permitted.

(a) A ground floor business establishment

shall be permitted a maximum of one awning business sign.

(b) A ground floor business establishment

may substitute awning business sign area for wall business sign area on the basis of one-half square foot of permitted awning business sign area for each one square foot of permitted wall business sign area, provided that there is a corresponding reduction in permitted wall business sign area.

(2) Other Requirements.

(a) An awning business sign shall be

located on an awning valance, provided that such valance is at least seven feet above finished grade and does not project more than four feet from a structure wall.

(b) Letters on an awning business sign shall

not exceed eight inches in height.

(c) An awning business sign shall not be

internally lit.

v. Projecting Business Signs.

(1) Area Permitted.

(a) A ground floor business establishment

shall be permitted a maximum of one projecting business sign.

(b) A ground floor business establishment

may substitute projecting business sign area for wall business sign area on the basis of one-half square foot of permitted projecting business sign area for each one square foot

of permitted wall business sign area, provided that there is a corresponding reduction in permitted wall business sign area.

(c) A projecting business sign that does not exceed two feet in height and width and is placed 10 or fewer feet above finished grade shall be permitted without substitution of wall business sign area.

(2) Height Permitted.

(a) A projecting business sign shall be placed at least seven feet above finished grade and at least eight feet above a public right-of-way.

(b) A projecting business sign shall not extend above a parapet wall or more than two feet above an eave.

vi. Roof Business Signs. Roof business signs, including signs painted on the surface of roofs, shall be prohibited.

vii. Freestanding Business Signs.

(1) Frontage.

(a) One freestanding business sign shall be permitted on a lot or parcel of land with a street or highway frontage having a continuous distance of between 100 and 199 feet.

(b) Two freestanding business signs shall be permitted on a lot or parcel of land with a street or highway frontage having a continuous distance of 200 or more feet, provided that the two freestanding signs are separated by at least 50 feet.

(2) Type Permitted. A freestanding business sign shall be a monument sign. For the purposes of this subsection, a monument sign is defined as a sign placed on a solid base that extends at least 75 percent of the length and width of such sign.

(3) Size Permitted.

(a) A freestanding business sign shall not exceed six feet in height, eight feet in length, or one foot in width.

(b) Each sign face of a freestanding business sign shall be limited to 30 square feet in area.

(4) Landscaping. A freestanding business sign shall be surrounded by a landscaped area that is at least twice as large as the area of one of its sign faces and such landscaping shall comply with the requirements of subsection E.3.j.

(5) Other Requirements.

(a) A freestanding business sign shall not rotate, move, or simulate motion in any way.

(b) A freestanding business sign shall not identify more than eight business establishments.

(c) A freestanding business sign shall not be internally illuminated or employ exposed neon.

viii. Incidental Business Signs. An incidental business sign shall not be attached to a freestanding sign and shall not be internally illuminated.

ix. Building Identification Signs. A building identification sign shall not exceed four square feet in area, shall not be placed more than four feet above finished grade, and shall not be internally illuminated.

x. Temporary Real Estate Signs. A temporary real estate signs shall not exceed 24 square feet in area and shall not be internally illuminated.

xi. Temporary Construction Signs. A temporary construction sign shall not exceed 80 square feet in area, shall not exceed six feet in height, shall not be placed more than six feet above finished grade, shall not be internally illuminated, and shall be removed from the premises within five days after completion of the construction.

xii. Directional and/or Informational Signs. A directional and/or informational sign shall not exceed four square feet in area, shall not exceed three feet in height, and shall not be placed more than three feet above finished grade.

xiii. Special-Purpose Signs.

(1) A bulletin or special-event sign shall not exceed 12 square feet in area.

(2) Fuel pricing signs shall comply with the requirements of subsections E.3.I.vii.(2) through E.3.I.vii.(5).

(3) A public transportation sign shall not include advertising.

xiv. Prohibited Signs. The following signs shall be prohibited in addition to those listed in Section 22.52.990:

(1) Signs employing any continuous or sequential flashing operation, including electronic reader boards and LED signage that employs crawling displays or flashing illuminations;

(2) Signs employing video components; and

(3) Signs emitting odors.

4. Area 2 – Foothill Boulevard Mid-Town Area.

a. Purpose. The Foothill Boulevard Mid-Town Area is established to improve the appearance of the Foothill Boulevard commercial corridor through the thoughtful design of pedestrian-friendly structures integrated with extensive landscaping and to provide buffering from adjacent residential uses. These standards acknowledge the constraints presented by small lot sizes.

b. Description of Area. The boundaries of this area are shown on the map following this section.

c. Apartment Houses. The requirements of subsection E.3.c shall apply.

d. Zone-specific Use Standards.

i. Zone C-1.

(1) The requirements of subsection E.3.d.i shall apply.

(2) Dining rooms, cafes, cafeterias, coffee shops, restaurants, and other similar uses shall provide at least one parking space for each six persons based on the occupant load, as determined by the department of public works.

ii. Zone C-2.

(1) In addition to the uses listed in Section 22.28.160, the following uses shall require a conditional use permit pursuant to Part 1 of Chapter 22.56:

(a) Drive-through facilities, either attached to a structure or detached in a separate structure.

(b) Sales.

-- Automobile sales, sale of new motor vehicles, including incidental repair, washing, and rental of utility trailers subject to the provisions of subsection B of Section 22.28.090.

-- Boat and other marine sales.

(c) Services.

-- Automobile rental and leasing agencies.

-- Automobile repair and parts installation incidental to automobile supply stores.

-- Churches, temples, and other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

-- Colleges and universities, including appurtenant facilities giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency.

-- Communications equipment buildings.

including microwave facilities.

-- Electrical distribution substations,

stations, public utility.

-- Gas metering and control

-- Libraries.

-- Microwave stations.

buildings, except where accessory to a structure on the same lot or parcel of land.

-- Parking lots and parking

-- Post offices.

accredited, including appurtenant facilities which offer instruction required to be taught in the public schools by the State of California, in which no pupil is physically restrained.

-- Schools through grade 12,

professional, including art, beauty, dance, drama, and music, including trade schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.

-- Schools, business and

-- Tool rentals.

(d) Recreation and Amusement.

stadiums.

-- Athletic fields, excluding

customary clubhouse and appurtenant facilities.

-- Golf courses, including the

-- Swimming pools.

